

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-32110 - APPLICANT/OWNER: LAS VEGAS VALLEY
WATER DISTRICT

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for Rezoning from R-E (Residence Estates) to C-V (Civic) on 0.16 acres on the north side of US 95 approximately 1,250 feet east of Decatur Boulevard.

In addition to this request, the applicant has submitted a request for a General Plan Amendment (GPA-32108) to Amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to PF (Public Facilities). Since the proposed Rezoning and associated General Plan Amendment (GPA-32108) request is compatible with the surrounding land uses, and will bring the use of the subject property into conformance with Title 19 and the General Plan, staff is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
No related City actions exist for this site.	
<i>Related Building Permits/Business Licenses</i>	
No related building permits or business licenses exist for this site.	
<i>Pre-Application Meeting</i>	
10/15/08	A pre-application meeting was held where the submittal requirements for a Rezoning were discussed.
<i>Neighborhood Meeting</i>	
01/07/09	A neighborhood meeting was scheduled for January 7, 2009 at 6:00 p.m. for the related General Plan Amendment (GPA-32108). The meeting was held at the Las Vegas Valley Water District at 1001 South Valley View Boulevard in the "Mead 1" meeting room. Two representatives from the Las Vegas Valley Water District were there along with one representative from the Department of Planning and Development. No members of the public attended, and the meeting was concluded at 6:30 p.m.

<i>Field Check</i>	
12/24/08	Staff performed a routine field check where a Las Vegas Valley Water District facility was observed. Nothing of concern was noted by staff.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.16

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Las Vegas Valley Water District (LVVWD) Facility	L (Low Density Residential)	R-E (Residence Estates)
North	School	PF (Public Facilities)	R-E (Residence Estates)
South	US-95	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Undeveloped	L (Low Density Residential)	R-1 (Single Family Residential)
West	School	PF (Public Facilities)	R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District – 140 Feet			Y
Trails – Multi-Use Transportation Trail	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

A-O Airport Overlay District – 140 Feet

No structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations defined by the McCarran Airport Overlay Map and the North Las Vegas Airport Overlay Map. The subject site is within the 140-foot contour limitations and does not violate the height limitations.

ANALYSIS

The subject property is located within the Southeast Sector Plan of the General Plan and has a current land use designation of L (Low Density Residential). An associated application, General Plan Amendment (GPA-32108), proposes to amend the current land use designation from L (Low Density Residential) to PF (Public Facilities). The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

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This is a Rezoning request to change the zoning of the subject property from an R-E (Residence Estates) district to a C-V (Civic) district. The C-V (Civic) district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any religious, fraternal, veteran, civic or service organization. The C-V (Civic) district is consistent with the PF (Public Facilities) category of the General Plan.

The proposed C-V (Civic) zoning is compatible with the proposed PF (Public Facilities) General Plan designation. Since the proposed Rezoning request and associated General Plan Amendment will bring the use of the subject property into conformance with Title 19 and the General Plan and provide an appropriate buffer to the adjacent properties, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The proposed Rezoning is consistent with the proposed General Plan Amendment (GPA-32108) to the PF (Public Facilities) General Plan Land Use designation. If approved, the C-V (Civic) zoning district would be consistent with the proposed PF (Public Facilities) land use designation as listed under the Southeast Sector Plan of the General Plan.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

Currently the subject site is surrounded by single-family residences, a school, and US 95. The proposed C-V (Civic) zoning district and associated General Plan Amendment (GPA-32108) proposal from L (Low Density Residential) to PF (Public Facilities) would not adversely affect the adjacent properties. The existing well head and appurtenant facility is permitted under the proposed C-V (Civic) zoning district and is compatible with the surrounding land uses and zoning districts.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

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Staff supports the proposed Rezoning of the subject site to the C-V (Civic) zoning district as the existing use is an appropriate buffer between single-family residences to the east and the school district facility to the west. The Rezoning of the site to the C-V (Civic) zoning district is appropriate for the area and the existing use.

- 4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

Adequate access to the site is provided from Bonanza Road, a 60-foot Collector Street as defined by the Master Plan of Streets and Highways. As this is an existing Las Vegas Valley Water District Facility, no additional vehicular traffic will be created by the rezoning of the proposed site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 80

APPROVALS 1

PROTESTS 0